

Technical Review Committee Meeting

Minutes of June 4, 2007

Attendance:

Members Present
Shannon Tuch
Wayne Hamilton
Richard Grant
Bill Jones
Mike Brookshire
Kevin Johnson
Ken Putnam
Ron Evans

Members Absent
Mark Case

Staff Present
Abby Moore
Kim Hamel
Blake Esselstyn
Jessica Levengood
Ashleigh Shuford
Nate Pennington
Alan Glines

Chairman Shuford opened the meeting at 1:36 by explaining the role of the TRC voting process and changes to the agenda. Jim Barkley Toyota will be continued to the 7/2/07 meeting. Mike Brookshire made a motion to approve the 4/16/07 TRC minutes with a second by Richard Grant.

Agenda Item	
Consideration of the Conditional Zoning request for the project located at <u>54 & 56 Starnes Avenue</u> . The conditional zoning request seeks the rezoning from RM8 (Residential Multi-Family, Medium Density) district to CBI CZ (Community Business I Conditional Zoning) district to establish a conforming office use in an existing structure and to review future development of the site. The owner is Nathan Boniske and the contact is John Kisner. The properties are identified in the Buncombe County tax records as PINs 9649.18-22-7004 & 9649.18-21-6987.	
Staff Comments	Nathan Pennington oriented the Committee and audience to the site location and outlined comments from the staff report.
Applicant(s) or Applicant Representative(s)	John Kisner, architect, was available for questions and commented on the following: <ul style="list-style-type: none">• Negotiations with BellSouth regarding the ROW. If the ROW is split between properties they'd be better off to keep it open.• Would like to keep new buildings to the south• Is it possible to grade the alley because of the difference in height (4')
Public Comments	
Speaker Name	Issue(s)
No public comment	
Commission Comments/Discussion	
Richard Grant held discussion with Mr. Kisner regarding the unopened ROW noting the applicant must request it to be closed and the adjacent property owners will have to okay and will get ½ of the ROW as part of their property. Mr. Grant also suggested closing it and buying the ½ from the neighbor if the entire ROW is needed. Mr. Grant noted his quick decision would be to not allow change (grading) to the alley, but would consider if all neighbors were okay with it.	
Commission Action	
The TRC voted unanimously to approve the project with the conditions outlined in the staff report with the added condition that the applicant work with Public Works for ROW closures and/or height /grading changes of the unopened ROW.	

Agenda Item	
Final review of the Conditional Use Permit request for the project identified as <u>Lowe's Home Center</u> located at Smokey Park Highway. The request is for an ancillary use in a residential district for the construction of a new stormwater facility. The owner is Lowe's Home Centers Inc. and the contact is Patrick Rivers. The properties are identified in the Buncombe County Tax records as PIN 9628.17-11-5850 & 0872.	
Staff Comments	Blake Esselstyn oriented the Committee and audience to the site location and outlined comments from the staff report.
Applicant(s) or Applicant Representative(s)	Patrick Rivers, representative, was available for questions.
Public Comments	
Speaker Name	Issue(s)
No comment	
Commission Comments/Discussion	
No comment	
Commission Action	
The TRC voted unanimously to approve the project with the conditions outlined in the staff report.	

Agenda Item	
Final review of the Conditional Zoning request for the project identified as <u>Eagle's Landing</u> located at 179 Johnston Boulevard. The conditional zoning request seeks the rezoning from RM6 (Residential Multi-Family, Low Density) district to RS8 CZ (Residential Single-Family, Low Density Conditional Zoning) district for a 26-lot subdivision with setback, lot size, and open space modification requests. The owner Tom Overholt and the contact is Eric McAbee. The property is identified in the Buncombe County tax records as PIN 9628.07-58-2067 & 9628.07-57-1758.	
Staff Comments	Alan Glines oriented the Committee and audience to the site location and outlined comments from the staff report.
Applicant(s) or Applicant Representative(s)	Tom Overholt, owner, was available for questions and commented on the following: <ul style="list-style-type: none"> • 45' justification on the ROW?
Public Comments	
Speaker Name	Issue(s)
No public comment	
Commission Comments/Discussion	
Ken Putnam asked that Mr. Overholt provide a note in an email or a note on the plans explaining the justification for the ROW to be 45' instead of 50'.	
Commission Action	
The TRC voted unanimously to approve the project with the conditions outlined in the staff report.	

Agenda Item	
Review revised plans of minor changes for the Level II project identified as <u>Normandy Woods Townhomes</u> , located on Dillingham Road. The request is for a 26 unit multi-family development. The owner is Rudolph Binder and the contact is Elizabeth Link. The property is identified in the Buncombe County tax records as PIN 9658.07-57-3989.	
Staff Comments	Alan Glines oriented the Committee and audience to the site location and outlined comments from the staff report.
Applicant(s) or Applicant Representative(s)	Rudy Bender, representative, was available for questions and commented on the following: <ul style="list-style-type: none"> • Dillingham plan for the waterline • Fire hydrants – hose distance • Can do a turnaround or a T-turnaround to fix dead-end • Layout sidewalks in the front to not damage the Hemlock trees
Public Comments	
Speaker Name	Issue(s)
Lisa Willis Waynette Wilson	Concerns with the following: <ul style="list-style-type: none"> • Traffic and speeding • Haw Creek Road intersection with Tunnel Road • Width of Dillingham Road • Where is waterline going to be hooked up? Mike Brookshire responded that it would be hooked up down Dillingham Road
Commission Comments/Discussion	
Wayne Hamilton stated it is the owner's discretion as to what turnaround they provide, as long as it complies.	
Ken Putnam responded to traffic concerns: <ul style="list-style-type: none"> • Anticipated traffic generated doesn't cross the threshold for a TIA • Intersection is under NCDOT's jurisdiction, not the City of Asheville • Narrow part of the road on Dillingham is probably 18', which is standard around the city 	
Commission Action	
The TRC voted unanimously to approve the project with the conditions outlined in the staff report.	

Agenda Item	
Final review of the Amendment to the Conditional Zoning approval for CI CZ (Commercial Industrial Conditional Zoning) to allow for additional uses for the project located at <u>103 N. Bear Creek Road</u> . The amendment seeks the approval to allow for the use as a private K-12 school, in addition to child care center. The owner is Greland, LLC and the contact is Ken Huck. The property is identified in the Buncombe County tax records as PIN 9628.10-46-7726.	
Staff Comments	Julie Cogburn oriented the Committee and audience to the site location and outlined comments from the staff report.
Applicant(s) or Applicant Representative(s)	Ken Huck, owner, was available for questions.
Public Comments	
Speaker Name	Issue(s)
No public comment	
Commission Comments/Discussion	

Bill Jones requested that two plants be replaced on the plant list because they will not grown in this area.

Shannon Tuch noted that Mr. Huck could attend the Tree Commission meeting for feedback appropriate compliance.

Commission Action

The TRC voted unanimously to approve the project with the conditions outlined in the staff report.

Agenda Item

Pre-application conference for 919 Haywood Road.

Staff Comments

Alan Glines oriented the Committee and audience to the site location and described the project:

- Changes were internal to the site
- Same orientation
- 54 residential units
- Several building styles included
- Reviewing as Urban Place
- Designed to meet fenestration and setbacks
- Preservation of trees

Applicant(s) or Applicant Representative(s)

Tony Hauser, representative, was available for questions and had comments regarding the following:

- Main difference is the green space is gone
- Crime prevention
- Primary access
- Stepping down into the neighborhood
- Trying to keep pine trees
- Encouraged to enlist an arborist
- Take out ROW where Hemlocks are located
- Storefronts

Public Comments

Speaker Name

Issue(s)

No public comment

Commission Comments/Discussion

Mr. Glines noted there would be no 5' planting strip required.

Ken Putnam had comments on the following:

- Real traffic opportunity
- Distance of Haywood and up to access points is short of 100' spacing requirement
- BOA? (Ms. Tuch explained that City Council could modify instead of BOA)
- Channelized automobile stacking

Commission Action

No action

Agenda Item	
Pre-application conference for The Ellington Hotel	
Staff Comments	<p>Jessica Levensgood oriented the Committee and audience to the site location and described the project:</p> <ul style="list-style-type: none"> • 48 condos • Biltmore Avenue entrance (only way in) • All valet parking • Going through Downtown Commission for formal review • Modification needed: setback from Biltmore Avenue, pedestrian entrance, fenestration requirements • Crane, construction parking and street closures • 31 Biltmore Avenue to be removed – phasing
Applicant(s) or Applicant Representative(s)	<p>Tom Taylor, architect was available for questions and had comments regarding the following:</p> <ul style="list-style-type: none"> • Needs to use every bit of property they can get • Employees will be bussed in • Lexington Avenue will most likely need to be closed • No air rights will be needed
Public Comments	
Speaker Name	Issue(s)
No public comment	
Commission Comments/Discussion	
<p>Shannon Tuch asked that the applicant show where supplies and materials are going to be stored at time of application. Can be basic details at initial review, but need to be more concrete by final TRC review.</p> <p>Ken Putnam requested that Lexington Avenue not be closed and would like to keep sidewalks open at all times. Compromise to be made on widening the sidewalk</p>	
Commission Action	
No action	